

ELDORADO HOMEOWNERS ASSOCIATION

Rt. 1 • Scroggins, Texas 75480

July 4, 1985

TO ALL EL DORADO PROPERTY OWNERS:

- (A) Attached is a new roster. Many changes. Meet your neighbors. Note on the last page how close to the 75% sold we are.
- (B) Some answers on the Pine Valley development by Double Diamond next to us. Selling to start 8/9/85. 1,030 lots with 350 lakeview, with 66 of those actually on lake.

We will retain our road which is an easement through their property. The 2 1/2 acres on our right as we enter will not be developed.

A wood fence will start on our left as we enter and become a steel and barbed wire fence that will be on the property line all around to El Dorado Bay #1.

- (C) The best days for enjoyment are here and it's time to review excerpts from the restrictions we have placed upon ourselves. These things can keep our place the very best there is.

1. Each of us has an obligation to keep El Dorado free of trash. Stop your car and pick up that bottle or piece of paper. When left alone, trash has a way of multiplying through some mysterious breeding.

2. Boat trailers and boats on trailers are to be parked in the storage area when not in use. Empty trailers on your lot are not allowed.

3. "No vehicles, including specifically motorcycles, motorbikes, motorscooters, minibikes and mopeds without proper and approved mufflers and flame arresters will ever be permitted in, on or about the development. Loud and offensive noise, including those made by such vehicles, are declared to be an annoyance, nuisance and hazard to the health and well being of the neighborhood and are expressly forbidden."

Three wheelers are licensed for "off road" land. Neither our road nor any open acreage is "off road" land.

4. If a lot or home is for sale, only one sign (max. 5 sq. feet-2 feet x 2^{1/2} feet) can be displayed. We interpret

this to mean one on the road and one on the lake, and no more.

5. All trash containers shall be kept behind decorative fencing or otherwise hidden from view from the street.

6. No pets are permitted to run at large. They must be controlled and kept on your lot.

7. Remember, when building a pier, shed, fence, retaining wall, home or anything, at least a rough plan must be provided to the Architectural Control Committee in advance. Tearing it down can be the penalty for non-compliance.

8. Skiing (including jet skiing) and boat wakes are strictly forbidden in the bay. Verbally warn strangers and turn their boat numbers over to the lake patrol for follow-up and fines.

9. A 15 or 20 mile per hour speed limit means we can get from the highway to our place in a maximum of five or six minutes. Lets protect our children, walkers, joggers and the atmosphere of El Dorado by observing this limit.

10. Natural trash (leaves and branches) should not be indiscriminately deposited around El Dorado. Ray Tabor in the Mt. Vernon phone book will haul away anything for a reasonable charge.

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